

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waco

State: TX

PJ's Total HOME Allocation Received: \$16,040,288

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	88.83 %	88.74 %	17	90.66 %	35	36	
% of Funds Disbursed	84.89 %	79.23 %	10	81.06 %	57	59	
Leveraging Ratio for Rental Activities	11.67	4.05	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	81.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.52 %	57.72 %	8	68.23 %	64	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	70.09 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	95.00 %	36.23 %	2	44.82 %	97	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.33 %	95.55 %	25	94.65 %	42	46	
Overall Ranking:			In State:	1 / 38	Nationally:	99	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,181	\$14,049		\$25,419	60 Units	8.20 %	
Homebuyer Unit	\$21,990	\$9,433		\$14,530	389 Units	52.90 %	
Homeowner-Rehab Unit	\$16,569	\$30,082		\$20,251	286 Units	38.90 %	
TBRA Unit	\$0	\$3,562		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waco TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,346	\$75,944	\$18,113
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.78

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.0	19.8	18.9	0.0
Black/African American:	76.7	47.0	61.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.7	0.3	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.3	0.0

ETHNICITY:

Hispanic	6.7	32.4	18.5	0.0
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HOUSEHOLD SIZE:

1 Person:	15.0	15.2	47.2	0.0
2 Persons:	3.3	19.3	29.4	0.0
3 Persons:	21.7	26.7	10.5	0.0
4 Persons:	26.7	19.8	8.0	0.0
5 Persons:	23.3	12.6	2.8	0.0
6 Persons:	8.3	5.7	1.7	0.0
7 Persons:	1.7	0.5	0.0	0.0
8 or more Persons:	0.0	0.3	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	17.0	19.2	0.0
Elderly:	18.3	3.9	68.5	0.0
Related/Single Parent:	61.7	41.6	3.5	0.0
Related/Two Parent:	5.0	32.1	5.9	0.0
Other:	15.0	5.4	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	78.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	21.7	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waco State: TX Group Rank: 99
(Percentile)
State Rank: 1 / 38 PJs Overall Rank: 99
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	81.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.48	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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